



HOA Info to know!

-- HOA Financials – Did you know that the HOA has 3 different financial accounts? Here’s the breakdown of each and their use:

1.) **HOA Regular Account** – This account is funded by HOA member dues. Money in this account is used solely for regular HOA business expenses and cannot be used for any other purposes.

2.) **Lake Account** – This account is funded ONLY by the residents whose property abuts the lake. Money in this account is used solely for the purpose of Lake related maintenance and upkeep. These funds cannot be used for any other purpose.

3.) **Legal Expense Account** – This account is a donation only account. The purpose of this account is to raise money to execute the legal action necessary to enforce violations of our Deed Restrictions. Enforcing our Deed Restrictions keeps Hillcrest Manor the beautiful neighborhood we all love.

HOA Financial Report 2022/23 (as of 12/31/2022)

Regular HOA Account		
	Actual	Proposed
	2022	2023
Beginning Balance	\$ 981.39	\$ 4,741.59
Income		
Dues Income	\$ 9,723.81	\$ 9,000.00
Misc Income	\$ 4,000.00	\$ 500.00
Total Cash Available	\$ 14,705.20	\$ 14,241.59
Expenses		
Meetings	\$ 579.00	\$ 600.00
FL State Corporation	\$ 61.25	\$ 61.25
Insurance	\$ 1,343.34	\$ 1,600.00
Tax Prep	\$ 190.00	\$ 200.00
PO Box	\$ 166.00	\$ 170.00
Postage	\$ 328.00	\$ 200.00
Printing, office supplies	\$ 767.55	\$ 800.00
Legal Bills	\$ 2,208.47	\$ 2,500.00
Transfer to other accounts	\$ 4,320.00	\$ 500.00
Total Expenses	\$ 9,963.61	\$ 6,631.25
Total Cash Available	\$ 14,705.20	\$ 14,241.59
Total Expenses	\$ 9,963.61	\$ 6,631.25
End of year balance	\$ 4,741.59	\$ 7,610.34

General legal expenses are paid out of the regular HOA account.

Lake Account		
	Actual	Proposed
	2022	2023
Beginning Balance	\$ 7,713.22	\$ 6,345.13
Income		
Dues Income	\$ 4,460.00	\$ 4,400.00
Misc Income	\$ -	
Total Cash Available	\$ 12,173.22	\$ 10,745.13
Expenses		
Lake Doctors	\$ 4,968.15	\$ 2,388.00
Duke Energy	\$ 849.68	\$ 1,100.00
Office supplies	\$ 10.26	\$ 100.00
Total Expenses	\$ 5,828.09	\$ 3,588.00
Total Cash Available	\$ 12,173.22	\$ 10,745.13
Total Expenses	\$ 5,828.09	\$ 3,588.00
End of year balance	\$ 6,345.13	\$ 7,157.13

The pump system was changed out in 2022.

Legal Account		
	Actual	Proposed
	2022	2023
Beginning Balance	\$ 3,813.79	\$ 9,879.32
Income		
Donation Income	\$ 10,726.00	\$ 16,000.00
Misc Income		
Total Cash Available	\$ 14,539.79	\$ 25,879.32
Expenses		
Legal Fees	\$ 4,665.47	\$ 20,000.00
Total Expenses	\$ 4,665.47	\$ 20,000.00
Total Cash Available	\$ 14,539.79	\$ 25,879.32
Total Expenses	\$ 4,665.47	\$ 20,000.00
End of year balance	\$ 9,874.32	\$ 5,879.32

Legal donations from members are collected and deposited into this account. Only payments for specific legal actions are paid out of this account.



Hillcrest Manor & area News



-- The Official Hillcrest Manor HOA website is a great place to find the latest news and information. Please be sure to check it out at:

www.hillcrestmanorhoa.org

General information, contact information, Deed Restrictions, as well as the latest meeting dates and time are just some of the information you will find in this central location.

-- The proliferation of Air BnB and similar sites in our area is something to note. This is a map of the neighborhood behind the Christ the King church on Oakhurst. The **red** writing are houses listed as Air BnBs.



Airbnb Neighborhood Support Team - (855) 635-7754, Press #1
fill a complaint, report noise or parked cars. Have address of house when you call. Note times of problems. Keep track of issues.
This map might not be accurate.
Please review and leave with Terry (t4183@open.az) to update neighborhood list.

Hillcrest Manor has a proud group of homeowners and landlords with long term leases. A sense of community comes with knowing you are surrounded with long term residents. Along with that sense of community, you have a sense of safety and care knowing your neighbors and their desire to live in a quiet and beautiful neighborhood. That sense of community is lost with short-term rentals. Many residents agree and voted to not allow short-term rentals.

-- **Legal Expense donations** – Donations to the Legal Expense Account are voluntary, can be anonymous and do not expose any doner to any legal jeopardy.

-- **2023 Membership Drive** – Our Membership continues. If you love living in our beautiful community (and we assume you do!), please become a member of HOA. Your dues go to all the legwork involved in keeping our beloved community beautiful.



Hillcrest Manor Information



-- Trash and Recycling bins – With the many refuse and recycling companies operating in our neighborhood, the collection schedules vary widely. Please ensure that you do not place your bins outside prior to 5PM the day before your scheduled collection date.

-- As a reminder, Storm Shutters should be raised at all times. After the storm has passed, any temporary panels should be removed and shutters raised within 10 days.



Messages from the Board



-- The Board wants to ensure that the community has the correct updated information about some legal activity that occurred in 2022:

*In 2022, the HOA Board was a defendant in legal action brought by Veto Kravchenko. **Mr. Kravchenko initiated, and the Judge approved the dismissal of the lawsuit on July 1st 2022.** Mr. Kravchenko did not receive any compensation from the HOA or the HOA's insurance.*

At no time were any residents of Hillcrest Manor in any legal jeopardy. The HOA holds insurance to protect the volunteers that make up the Board of Directors, who have a duty to uphold and enforce the Deed Restrictions as specified in the Bylaws.

While the Board strives to provide complete transparency, as with all legal matters, there are limitations on information that can be provided during on-going legal action. Now that the matter has been dismissed, we want to ensure we provide the information on the matter to the community.

-- As always, a big "Thank You" from the Board to all our residents. We are here to support our common goal of keeping Hillcrest Manor a desirable and beautiful community to live in. Your support helps us meet these goals for all our residents.